



Section 19.15.030—PROFESSIONAL RESIDENTIAL ZONE

PURPOSE AND INTENT: The Professional Residential zone implements the Professional Residential Comprehensive Plan designation within the Northeast Redevelopment Area. The purpose and intent of this zone is to provide land use flexibility by allowing both single-family homes and small businesses in an area near but not directly under SeaTac International Airport's third runway.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN THE PR ZONE, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN THE PR ZONE. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.030.1: SPECIAL REGULATIONS:

A. GENERAL.

- i. Hours of trash pickup should be restricted to reduce potential disturbance from noise.
- ii. New and conversion of existing residential structures shall be architecturally consistent with the surrounding character of the neighborhood and include similarities in materials, color, roof pitch and detailing. The intent of this provision is for businesses to look like residential structures.

B. TRANSPORTATION MITIGATION. In addition to providing *street* improvements on adjacent *streets* pursuant to BMC 12.05, the City may require *off-site improvements* necessary to mitigate transportation impacts of the proposal as part of the Final Supplemental Environmental Impact Statement for the Northeast Redevelopment Area dated November 23, 2009, SEPA planned action or other SEPA review under BMC Title 14. Transportation impact fees may also apply pursuant to BMC 19.35.

C. CONVERSION OF RESIDENTIAL STRUCTURES TO NON-RESIDENTIAL USES. In order to facilitate and encourage non-residential uses to reuse existing residential structures, the *Director* may modify landscaping and parking design requirements. The intent of this provision is to maintain the residential character of properties, reduce the amount of new paving and storm runoff, and provide landscaping and screening where it is most beneficial to buffer adjacent residential uses.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											
<div>PR Zone</div> <div>USE ↓</div>	↓ REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.030.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.030.1 <i>Single Detached Dwelling Unit</i>	None	7,200 s.f.	20'	5'	35%	70%	35'	A	2 spaces per unit	1. One <i>single detached dwelling unit</i> may be built on a <i>lot</i> that has less than the stated minimum <i>lot area</i> . 2. No <i>lot</i> shall be created less than the minimum <i>lot area</i> except through the application of lot averaging. <i>Lot</i> averaging is permitted through a short plat, subdivision or <i>lot</i> line adjustment. However, no <i>lot</i> shall be created with an area less than 90 percent of the stated minimum <i>lot area</i> . 3. Chapter 19.17 contains regulations regarding home occupations, and other <i>accessory uses</i> , facilities and activities associated with this use.	
19.15.030.2 <i>Professional Office</i>	None	7,200 s.f.	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2		
19.15.030.3 <i>Art Studio</i>	None	7,200 s.f.	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2	1. May include artists' lofts at a maximum density of one dwelling unit per 7,200 s.f. of lot area.	
19.15.030.4 <i>Convenience Retail</i> <i>Eating and Drinking Establishments</i>	None	7,200 s.f.	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2	1. <i>Convenience auto service</i> uses are not permitted. 2. Outdoor activities related to <i>eating and drinking establishments</i> are only permitted between the hours of 7:00AM and 9:00PM. 3. Outdoor retail sales or storage are not permitted.	
19.15.030.5 <i>Day Care Center</i>	None	None	20'	10'	70%	85%	35'	B	See Sec. 19.20.030.2	1. <i>Day Care Center</i> : Must provide State certification of safe passenger loading area.	

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19.15.030.6 Family Day Care Home I and II		None	See Special Regulation 1							1. Must comply with requirements of the <i>primary use</i> . 2. Must provide State certification of safe passenger loading area.	
19.15.030.7 Public Park and Recreation Facilities		None	None.	20'	10'	70%	85%	35'	A	See Sec. 19.20.030.2	1. Lighting for <i>structures</i> and fields shall be directed away from <i>dwelling units</i> .
19.15.030.8 Religious Facility		Type 2	7,200 s.f.	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2	1. <i>Accessory use</i> shall comply with the requirements for that <i>use</i> listed in this use zone chart (BMC 19.15.030).
19.15.030.9 Community Residential Facility		Type 2	7,200 s.f.	20'	10'	70%	85%	35'	B	1 space for every 2 bedrooms	
19.15.030.10 School		Type 2	7,200 s.f.	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2	
19.15.030.11 Senior Citizen Assisted Dwelling Unit		Type 2	7,200 s.f.	20'	10'	70%	85%	35'	B	0.5 spaces per unit	1. Minimum lot area per dwelling unit is 7,200 s.f. 1. Conversion to another use is allowed, provided that all requirements for the new use are met, including density limitations.
19.15.030.12 Essential Public Facility		Type 2	Development standards shall be determined on a case-by-case basis through the Type 2 review process.							1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.	

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19.15.030.13 Community, Cultural or Government Facility	Type 2	None	20'	10'	70%	85%	35'	C	See Sec. 19.20.030.2		
19.15.030.14 Public Utility	Type 2	None	30'	30'	35%	70%	20' See Spec. Reg. 1	D	See Sec. 19.20.030.2	1. The Hearing Examiner may approve height no greater than 35 feet if the applicant shows that no feasible alternative is available. 2. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.	
19.15.030.15 Personal Wireless Service Facility	See Chapter 19.50										

